101.0	0005	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,100 / 973,100
					USE VALUE:	973,100 / 973,100
					ASSESSED:	973,100 / 973,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANG BRIAN & LINDA
Owner 2:	
Owner 3:	
Street 1:	27 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOWNE CHERYL A -
Owner 2:	-
Street 1:	27 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,076 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 3026 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7076.000	530,500		442,600	973,100
Total Card	0.162	530,500		442,600	973,100
Total Parcel	0.162	530,500		442,600	973,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.58 | /Parcel: 321.5

Legal Description

User Acct 65146

GIS Ref

GIS Ref

Insp Date 08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

!8091!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	659,000	0	7,076.	442,600	1,101,600	1,101,600	Year End Roll	12/18/2019
2019	101	FV	529,700	0	7,076.	442,600	972,300	972,300	Year End Roll	1/3/2019
2018	101	FV	527,800	0	7,076.	379,400	907,200	907,200	Year End Roll	12/20/2017
2017	101	FV	527,800	8200	7,076.	354,100	890,100	890,100	Year End Roll	1/3/2017
2016	101	FV	527,800	8200	7,076.	303,500	839,500	839,500	Year End	1/4/2016
2015	101	FV	471,600	8500	7,076.	271,900	752,000	752,000	Year End Roll	12/11/2014
2014	101	FV	471,600	8500	7,076.	251,600	731,700	731,700	Year End Roll	12/16/2013
2013	101	FV	471,600	8500	7,076.	240,000	720,100	720,100		12/13/2012

PRINT

Date	Time
12/10/20	22:40:40

LAST REV

Date	Time
09/30/20	08:14:41
mmcmakin	
8091	

USER DEFINED

Prior Id # 1:	65146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOWNE CHERYL A	75150-382	1	7/17/2020		985,000	No	No		
FITZSIMMONS JOH	36571-299		10/1/2002		650,000	No	No		Jean Fillios dod 8/22/2019
	11603-349		11/18/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2016	946	Alterati	3,500		7/11/2016			Fill in existing p
10/19/2011	1312	Re-Roof	6,000					
6/17/2011	606	Redo Bat	6,280					2 BATHS
2/11/2011	845	Redo Bat	10,850	C				
2/9/2011	70	Redo Bat	7,300					
12/19/2002	1023	Manual	2,000					REPLACE KITCHEN SI

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2020	SQ Returned	MM	Mary M
9/9/2020	SQ Mailed	MM	Mary M
8/21/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Measured	189	PATRIOT
5/2/2009	Meas/Inspect	372	PATRIOT
12/14/2002	MLS	MM	Mary M
10/21/1999	Meas/Inspect	256	PATRIOT
8/12/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7076		Sq. Ft.	Site		0	70.	0.89	4									442,598						442,600	

Total AC/HA: 0.16244 | Total SF/SM: 7076 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 442,598 | Spl Credit | Total: 442,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28713584
Const Adj.:	0.92810893
Adj $ / SQ:	113.487
Other Features:	147561
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651700
Depreciation:	121216
Depreciated Total:	530484

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

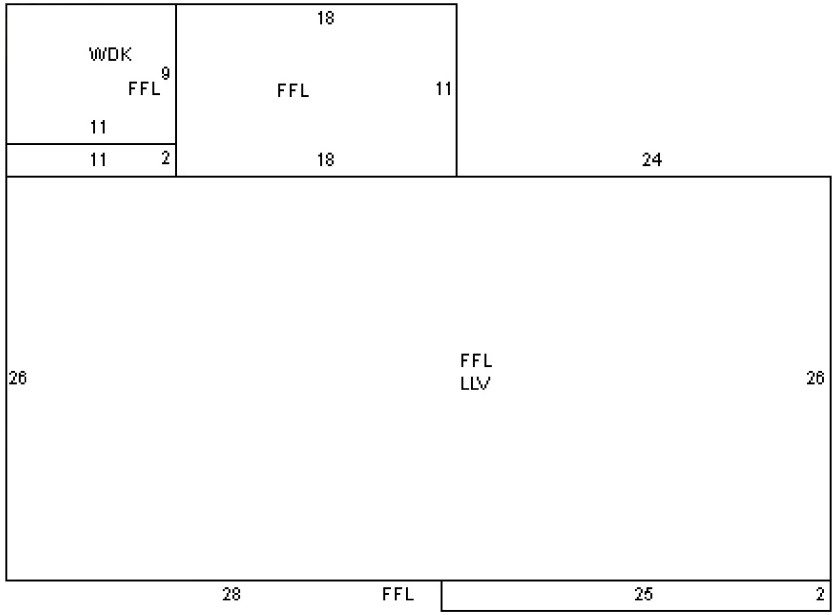
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.94
Special Features:	0	Val/Su Net:	169.76
Final Total:	530500	Val/Su SzAd	321.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,648	113.490	187,027
LLV	Lower Level	1,378	111.710	153,942
WDK	Deck	99	14.850	1,470

Net Sketched Area:	3,125		Total:	342,439	
Size Ad	1648	Gross Are	3125	FinArea	3026

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	